

19VARIANCE1041

Gilliland Road Variance



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Zach Schwager, Planner I
June 17, 2019**

Request

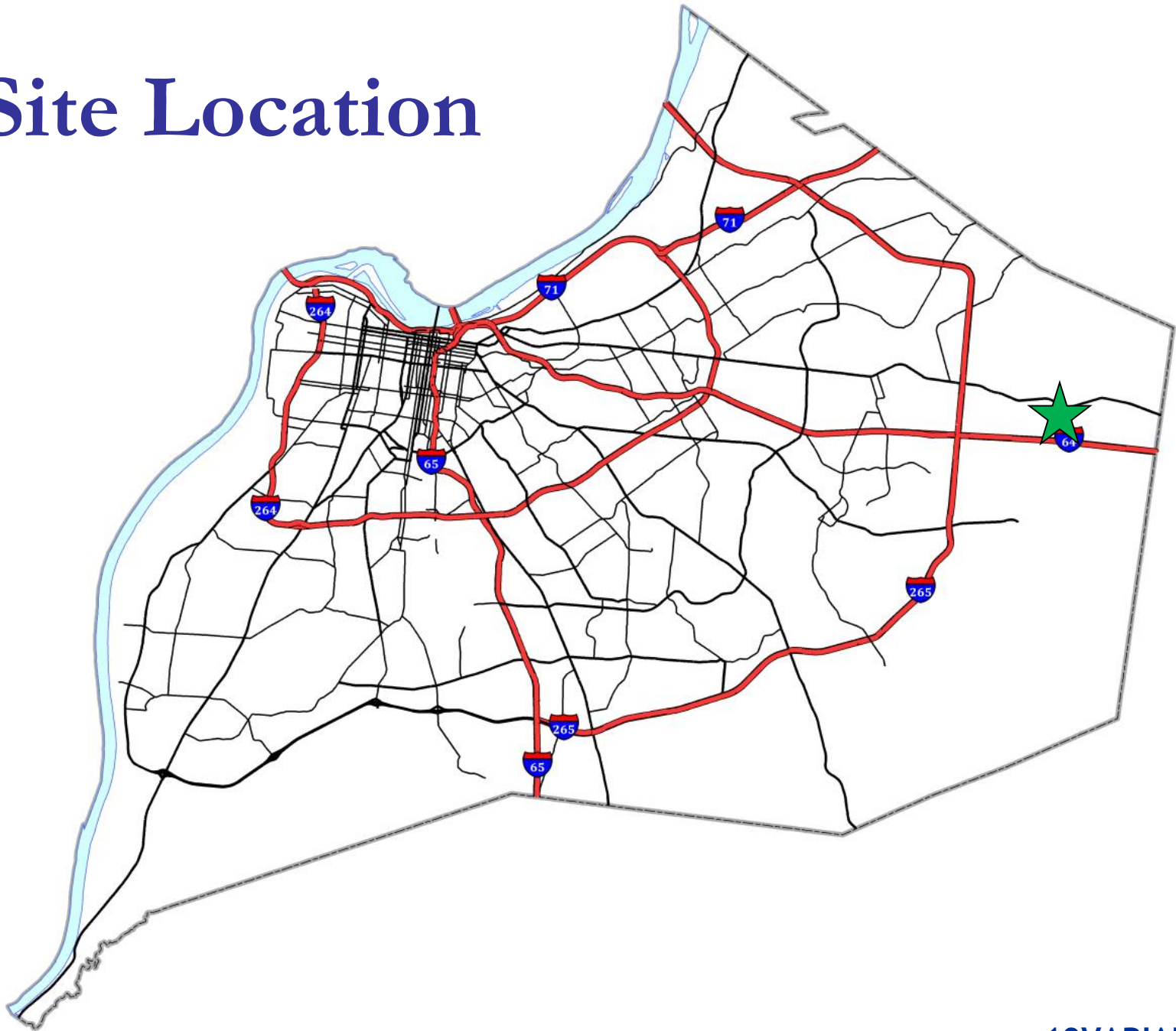
- **Variance:** from Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the minimum allowed infill street side yard setback.

Location	Requirement	Request	Variance
Street Side Yard	50 ft.	8 ft.	42 ft.

Case Summary / Background

- The subject property is located in Eastwood and contains a one-story single-family residence.
- The applicant is proposing to add an attached garage that will encroach into the required street side yard setback dictated by infill requirements.

Site Location



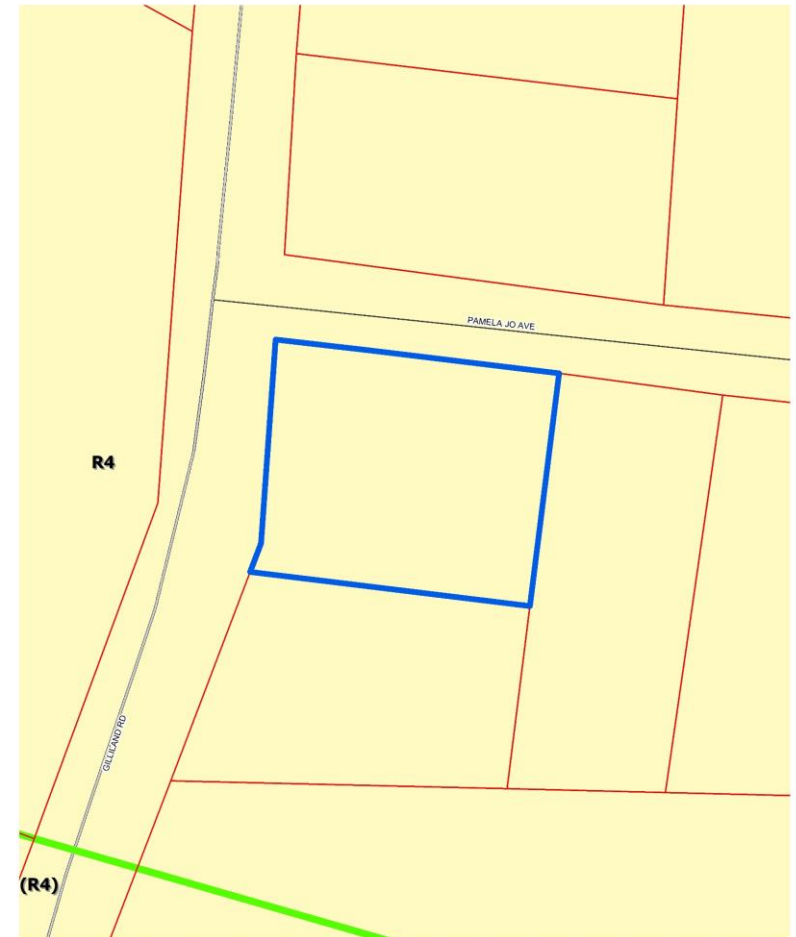
Zoning/Form Districts

Subject Property:

- Existing: R-4/Neighborhood

Adjacent Properties:

- North: R-4/Neighborhood
- South: R-4/Neighborhood
- East: R-4/Neighborhood
- West: R-4/Neighborhood



301 Gilliland Road
feet



Map Created: 6/11/2019



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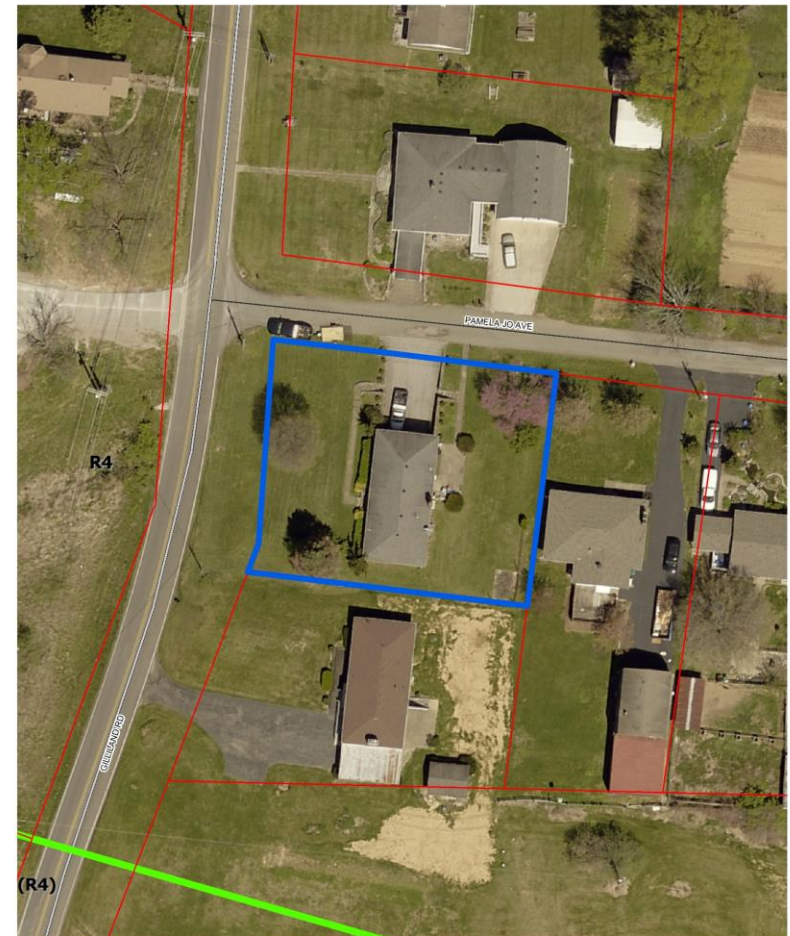
Aerial Photo/Land Use

Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Single-Family Residential



301 Gilliland Road
feet



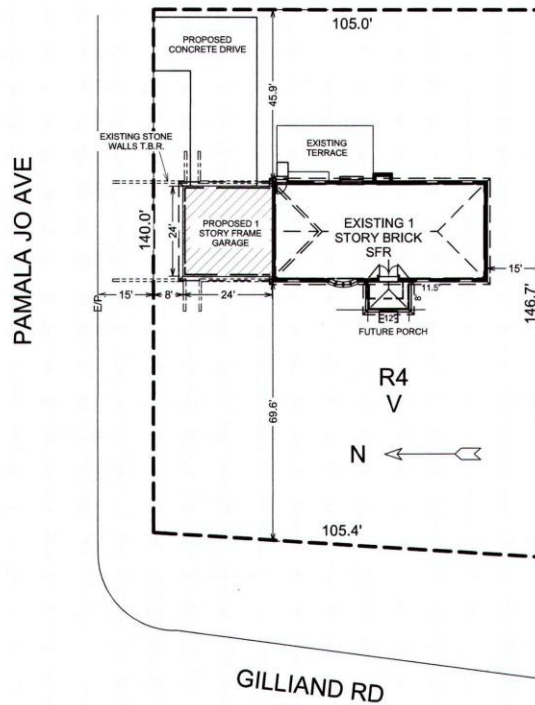
Map Created: 6/11/2019



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Site Plan

301 GILLILAND RD
LOUISVILLE, KY 40245



RECEIVED
APR 26 2019
PLANNING &
DESIGN SERVICES

SITE PLAN

SCALE 1"=30'



CHARLIE WILLIAMS DESIGN
1626 WINDSOR PLACE
LOUISVILLE, KY 40245

19 VARIANCE 1041

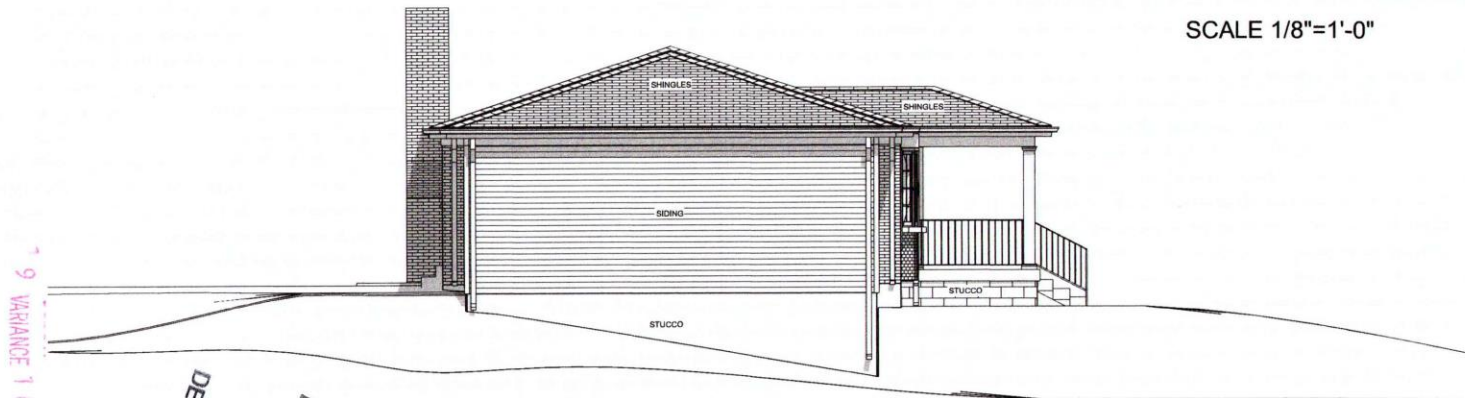
Elevations

301 GILLILAND RD
LOUISVILLE, KY 40245



PROPOSED PARTIAL FRONT ELEVATION

SCALE 1/8"=1'-0"



PROPOSED LEFT SIDE (NORTH) ELEVATION

SCALE 1/8"=1'-0"



CHARLIE WILLIAMS DESIGN, INC.
1626 WINDSOR PLACE
LOUISVILLE, KY 40204
502-459-1810

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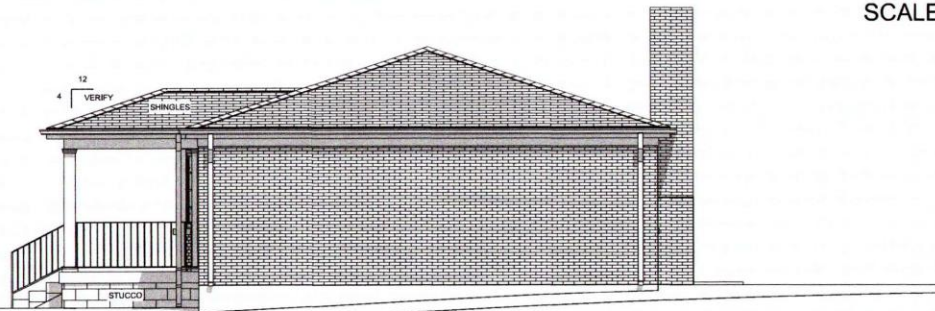
19 VARIANCE 1041

Elevations



PROPOSED PARTIAL REAR ELEVATION

SCALE 1/8"=1'-0"



PROPOSED RIGHT SIDE (SOUTH) ELEVATION

SCALE 1/8"=1'-0"



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9 VARIANCE 1041

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property




Site Photos-Subject Property



Site Photos-Subject Property



 Existing car port across Pamela Jo Avenue.

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Site Photos-Subject Property



Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- **Variance:** Land Development Code section 5.1.12.B.2.e.i.1 to allow a structure to encroach into the minimum allowed infill street side yard setback.

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